Transportation Impact Study Update

SUMMER 2000

The "Transportation Impact Study (TIS) Ordinance" has been in effect since July 1, 1999. The City appreciates the development community's acceptance of the new TIS Ordinance, and their cooperation in providing the Greensboro Department of Transportation (GDOT) with necessary traffic impact information. This allows GDOT to make complete and timely traffic assessments for rezoning cases and subdivision/site plan reviews.

Since July 1, 1999 GDOT has received eleven complete TIS' and twelve additional developments were required to submit basic traffic information. The information received from these studies has been very valuable in assessing traffic impacts associated with new developments in Greensboro. It is also beneficial with addressing questions or concerns from Zoning Commission and City Council Members.

In order to make the process easy and straightforward for the development community, GDOT has prepared a revised "Trip Generation Table." It is GDOT's goal to continue to receive timely traffic impact information and meet the intent of the "TIS Ordinance." Please use the enclosed information to determine if your development may require a TIS, and when it should be submitted to GDOT.

Please remember, if a TIS is required by ordinance it must be submitted twenty-one days prior to filing for rezoning cases and submitting subdivision/site plans. A pre-submittal conference must also be held to determine the parameters of the TIS.

As a result of input from the development community, the Technical Review Committee (TRC) has established a weekly sketch plan meeting on Tuesday between 1:30 p.m. and 3:00 p.m. to discuss proposed developments prior to rezoning application or plan submission. Please contact the Planning Department to schedule an appointment. You may bring proposed developments before the committee to determine TIS requirements. If you have any questions about TIS requirements or would like to discuss a new development, please contact Carrie S. Reeves or Bill Judge with GDOT at 336-373-2332.

Suggested Guidelines for applying the "Transportation Impact Study (TIS) Ordinance"

The following guidelines have been developed to assist developers, engineers, and city staff with applying the Transportation Impact Study Regulations amendment to the Greensboro Code of Ordinances. Please use these guidelines to determine the need for a Transportation Impact Study and also to give guidance on TIS preparation.

Use Tables 1-5 as a guide to determine if a TIS is required by the City of Greensboro, Department of Transportation (GDOT). The tables illustrate the area of land in acres for a proposed land use that may generate 100 peak hour trips and/or 1000 daily trips, the minimum thresholds that may trigger a TIS. If your development generates 100 peak hour trips and/or 1000 daily trips, then you should contact GDOT to determine whether you will be required to submit basic traffic information or a complete TIS. The tables were created from Trip Generation (Institute of Transportation Engineers, Sixth Edition, 1997), and do not include all possible land uses. The trip tables and/or manuals should be used by the development community, and will be used by city staff to determine if basic traffic information or a complete TIS will be required prior to submittal of a rezoning application or approval of a subdivision/site plan. It is strongly encouraged that proposed land use changes and new development be discussed with the Planning Department and/or GDOT if there are any questions about TIS requirements. The City of Greensboro, Department of Transportation reserves the right to require a TIS without regard to the expected trip generation of the proposed development. Significant operational deficiencies and/or safety concerns would warrant a TIS regardless of expected trip generation. Developers who are proposing developments along congested corridors are strongly encouraged to contact GDOT to discuss traffic impacts prior to submitting a rezoning application or subdivision/site plans.

Rezoning Cases

Properties rezoned after July 1, 1999 may require an approved TIS with submittal of a rezoning application, if the property is projected to generate 100 or more peak hour trips and/or 1000 or more daily trips. Properties that generate 150 or more peak hour trips and/or 1500 or more daily trips will be required to submit a complete TIS with submittal of a rezoning application.

A licensed professional engineer who has completed the GDOT self-certification form shall prepare the TIS for rezoning cases that trigger the TIS requirement. The professional engineer must schedule a TIS pre-submittal conference with GDOT and have available to discuss:

1) Site location map.
2) Site layout showing points of access and traffic circulation.
3) Data on proposed land use and a preliminary trip generation estimate.
4) Proposed study area boundary.
5) Proposed trip directional distribution.
6) Proposed pass-by and internal capture trip adjustments.
7) Proposed modal split, if appropriate.
8) Proposed method of analysis for coordinated signal system, if appropriate.
9) Proposed build out year of projects/phases.

These items shall be submitted to GDOT for review 48 hours prior to the conference. The pre-submittal conference will identify any areas of concern and/or issues that must be analyzed. This conference is imperative to submitting a complete and acceptable TIS, and will expedite the TIS review/approval process. A **draft** of the TIS shall be submitted to GDOT for review twenty-one days prior to submitting a rezoning application. An **approved** TIS shall be submitted along with the rezoning application.

Subdivision/Site Plan Review

Properties zoned prior to July 1, 1999 may be required to provide traffic information if the property is projected to generate 100 or more peak hour trips and/or 1000 or more daily trips.

If required, the traffic information must be submitted to GDOT at least three working days prior to the pre-submittal conference and shall include:

♦ Preliminary site plan that includes a vicinity map and proposed layout for the development that shows the proposed and existing points of access in the area and the proposed traffic circulation plan.
♦ Projected trip generation based on the ITE Trip Generation Manual, Sixth Edition.
♦ Projected trip distribution map showing the origin and destination of the development traffic.
♦ Schedule and proposed build-out year for the "development."

GDOT will utilize this information to evaluate the proposed development. More traffic information may be required to allow GDOT to make a complete evaluation of the site. GDOT will notify the developer and/or the licensed engineer at the pre-submittal conference if a more thorough traffic study is needed. This meeting must take place at least twenty-one days prior to subdivision/site plan submittal. Any additional analysis must be completed prior to subdivision/site plan approval.

TIS Process

1. Transportation engineer schedules an appointment for a pre-scoping meeting.

2. Transportation engineer submits all of the items on the checklist 48 hours prior to the meeting for GDOT to review.

3. GDOT and transportation engineer meet to discuss items on checklist and to answer any questions that GDOT or the transportation engineer might have.

4. Transportation engineer submits follow up letter/memo stating the understood scope of the project.

5. Transportation engineer to submit draft of TIS twenty-one days prior to rezoning application submittal or prior to site/subdivision plan submittal. GDOT will review.

6. GDOT will follow up with phone calls or email with any questions or comments regarding the project during the review process.

7. GDOT will follow up with a letter stating that the TIS has been reviewed and approved, assuming all questions and comments have been addressed.

8. The transportation engineer will submit an approved and sealed TIS.

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